


STREET VIEW



CORArchitecture

ARCHITECTS

COURTYARD FLATS

L3

50' x 100'

MID-BLOCK

WHITE HAT

WITH DEPARTURES

PROJECT DATA

COMPONENT	AMOUNT
LOT SIZE	5000
FAR	1.40
NUMBER OF UNITS	9
TOTAL GROSS SQUARE FOOTAGE	7000
NUMBER OF PARKING STALLS	9
TYPE OF PARKING	PARTIALLY UNDERGROUND
OPEN SPACE TOTAL	1010
OPEN SPACE AT GRADE	640
OPEN SPACE ABOVE GRADE	370
AMENITY SPACE SQUARE FOOTAGE	1010
GREEN FACTOR (attach calculations)	0.40
LOT COVERAGE (SF)	68%
BUILDING HEIGHT/ROOF PEAK	30/35'
IMPERVIOUS SURFACE	3380
OPEN SPACE/LOT SIZE RATIO	20.2%
UNIT DENSITY (UNITS PER LOT AREA)	1 UNIT/ 555 SF

ENABLING FACTORS:

1. Under proposed code, this scheme would require a departure for "SIDE" setback averaging in order to fit the parking with a 22' aisle in partially buried structure

2. The height exception for sub-grade parking is very helpful. It would be difficult to recess the parking level without this exception

GATING MECHANISMS:

COST FACTORS:

1. The primary cost factor in this scheme is the lid itself. For safety reasons the underside needs to be fire rated & so the top side needs to be a terraced roof deck or green roof. As the lid becomes better open space & incorporates more design features it could become costly. In contrast to a typical auto-court scheme, there is no interior space used for parking, so all FAR is provided as usable area

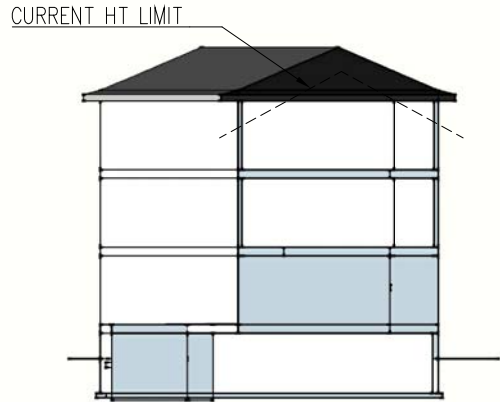
EVALUATION:

1. FAR exemptions must be clarified to exempt all open space lids on top of parking. Otherwise, schemes like this will be penalized if they are built on downhill sites.

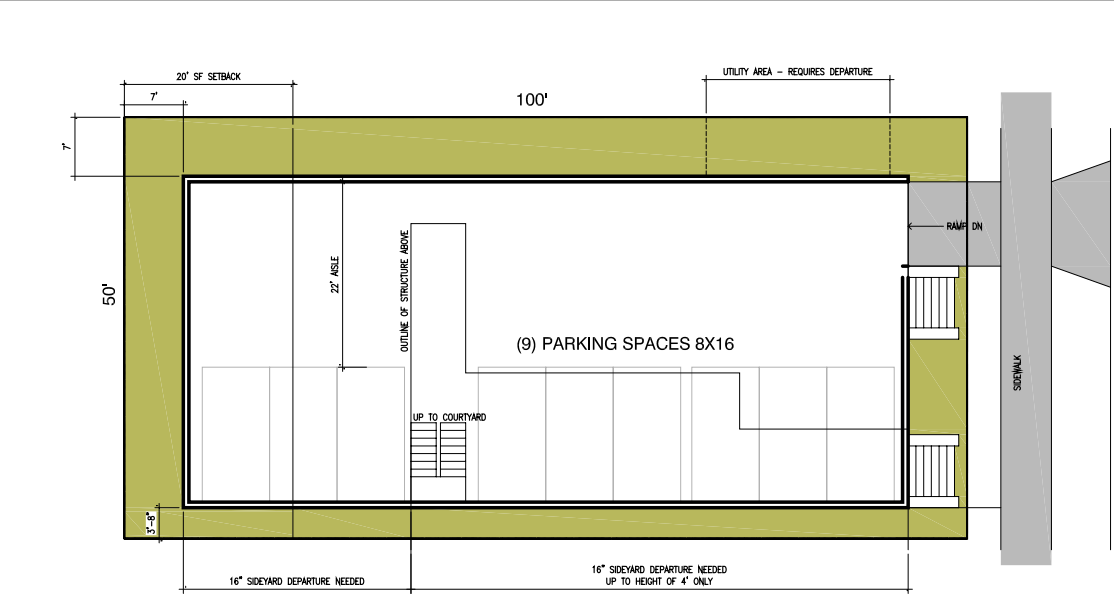
2. Green Factor of 0.6 is very problematic. A GF score of about 0.4 can be achieved by extensive landscaping & use of permeable paving. Height limits make it very difficult to provide the type of roof (low sloped shed) that would allow this to be installed in a manner that is easily constructed.

3. Area required for waste bin storage is excessive & inflexible. The required dimensions are incompatible with parking dimensions. The side yard becomes the most expedient location.

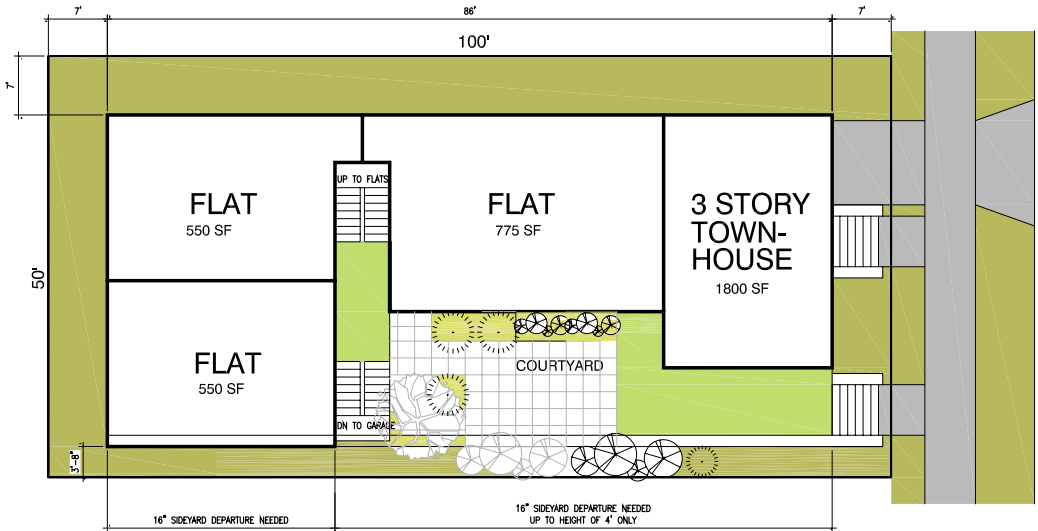
GREEN FACTOR				
LANDSCAPE ELEMENT	NUM	AREA (SF)	FACTOR	TOTAL
LANDSCAPED AREA W/ SOIL DEPTH LESS THAN 24"		640	0.1	64.0
LANDSCAPED AREA W/ 24" OF SOIL OR GREATER (ONSITE)		1385	0.4	554.0
LANDSCAPED AREA W/ 24" OF SOIL OR GREATER (IN R.O.W.)		409	0.6	245.4
BIORETENTION FACILITIES		0	1.0	0.0
GROUND COVERS OR PLANTS LESS THAN 2' AT MATURITY		1000	0.1	100.0
SHRUBS OR PERENNIALS 2'+ AT MATURITY		800	0.3	240.0
NUMBER OF SMALL TREES	4	50	0.3	60.0
NUMBER OF SMALL/MEDIUM TREES	0	100	0.3	0.0
NUMBER OF MEDIUM/LARGE TREES	2	150	0.4	120.0
NUMBER OF LARGE TREES	0	200	0.4	0.0
NUMBER OF LARGE TREES PRESERVED			0.8	0.0
GREEN ROOF BETWEEN 2" AND 4" OF GROWTH MEDIUM		0	0.4	0.0
GREEN ROOF OF AT LEAST 4" OF GROWTH MEDIUM			0.7	0.0
VEGETATED WALLS		688	0.7	481.6
APPROVED WATER FEATURES			0.7	0.0
PERMEABLE PAVING OVER BETWEEN 6" AND 24" OF SOIL OR GRAVEL		0	0.2	0.0
PERMEABLE PAVING OVER AT LEAST 24" OF SOIL OR GRAVEL		50	0.5	25.0
STRUCTURAL SOIL SYSTEMS			0.2	0.0
BONUS				
DROUGHT TOLERANT OR NATIVE PLANT SPECIES		1000	0.1	100.0
LANDSCAPED AREA > 50% IRRIGATION BY HARVESTED RAINWATER			0.2	0.0
LANDSCAPING VISIBLE FROM RIGHT OF WAY OR PUBLIC OPEN SPACES		250	0.1	25.0
LANDSCAPING IN FOOD CULTIVATION		50	0.1	5.0
GREEN FACTOR NUMERATOR				2020.0
PARCEL SIZE				5000
TOTAL GREEN FACTOR				0.40



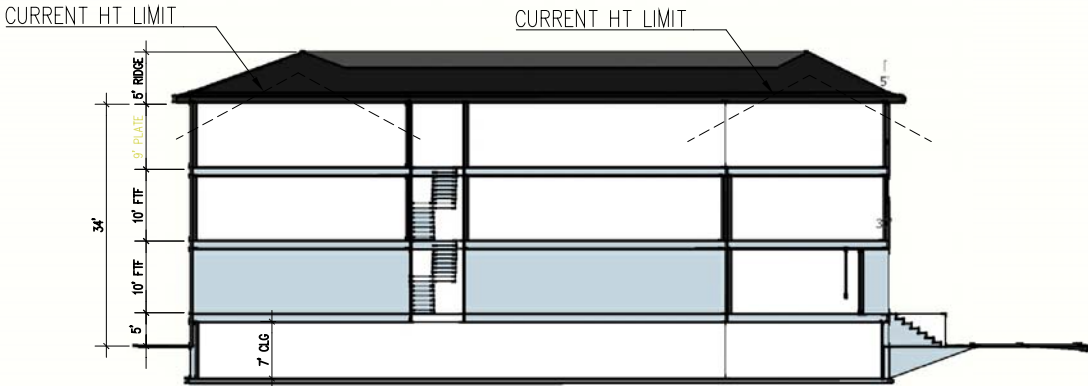
CROSS SECTION SCALE: 3/32" = 1'-0"



GARAGE LEVEL PLAN SCALE: 3/32" = 1'-0"



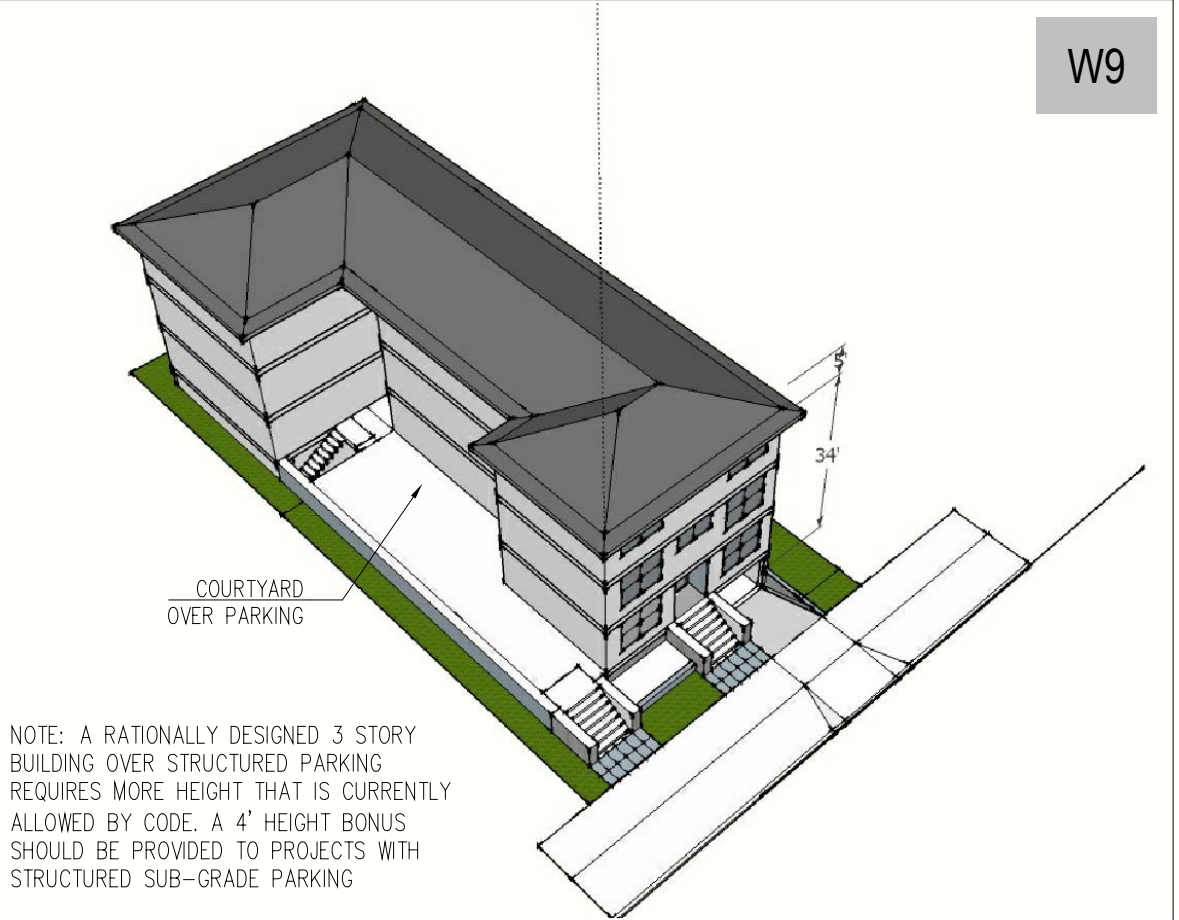
SITE PLAN SCALE: 3/32" = 1'-0"



THE CURRENT CODE IS BASED ON AN ASSUMPTION OF 9' FLOOR TO FLOOR. AS A BASIS FOR THE CODE HEIGHT LIMIT, A 10' FLOOR TO FLOOR HEIGHT IS MORE APPROPRIATE

LONGITUDINAL SECTION SCALE: 3/32" = 1'-0"

NOTES:
16" SIDYAR
TO ACHIEVE




NOTE: A RATIONALLY DESIGNED 3 STORY BUILDING OVER STRUCTURED PARKING REQUIRES MORE HEIGHT THAT IS CURRENTLY ALLOWED BY CODE. A 4' HEIGHT BONUS SHOULD BE PROVIDED TO PROJECTS WITH STRUCTURED SUB-GRADE PARKING

AERIAL VIEW



STREET VIEW



CORArchitecture

ARCHITECTURE

COURTYARD FLATS

L3

50' x 100'

MID-BLOCK

WHITE HAT

DEPARTURE FOR SOLAR

PROJECT DATA	
COMPONENT	AMOUNT
LOT SIZE	5000
FAR	1.38
NUMBER OF UNITS	6
TOTAL GROSS SQUARE FOOTAGE	7225
NUMBER OF PARKING STALLS	6
TYPE OF PARKING	4 FEET BELOW GRADE
OPEN SPACE TOTAL	759
OPEN SPACE AT GRADE	256
OPEN SPACE ABOVE GRADE	503
AMENITY SPACE SQUARE FOOTAGE	1329
GREEN FACTOR (attach calculations)	0.63
LOT COVERAGE (2445 SF)	48.9%
BUILDING HEIGHT/ROOF PEAK	33'-0"
IMPERVIOUS SURFACE	30%
OPEN SPACE/LOT SIZE RATIO	15.2%
UNIT DENSITY (UNITS PER LOT AREA)	1 UNIT/ 833SF

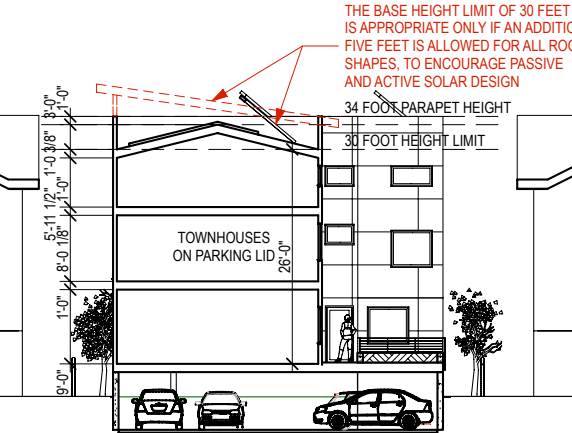
- ENABLING FACTORS:**
- The proposed code FAR exception for partially below grade parking encourages structured parking in this scheme thereby creating a usable amenity space at "grade" for the homeowners and 6 townhouse units
 - Reduced setbacks, each averaged at 7 feet per side, free up the center of the site to create the courtyard scheme.
 - A Departure is required for the solar tubes on the roof that extend above the allowable height limit.

- GATING MECHANISMS:**
- Because of the FAR incentive for partially below grade parking, the building is pushed a minimum of 4 feet up above existing grade. As height is measured from existing or finished grade (whichever is lower), the height limit of the development is reduced by the depth the garage extends above grade.

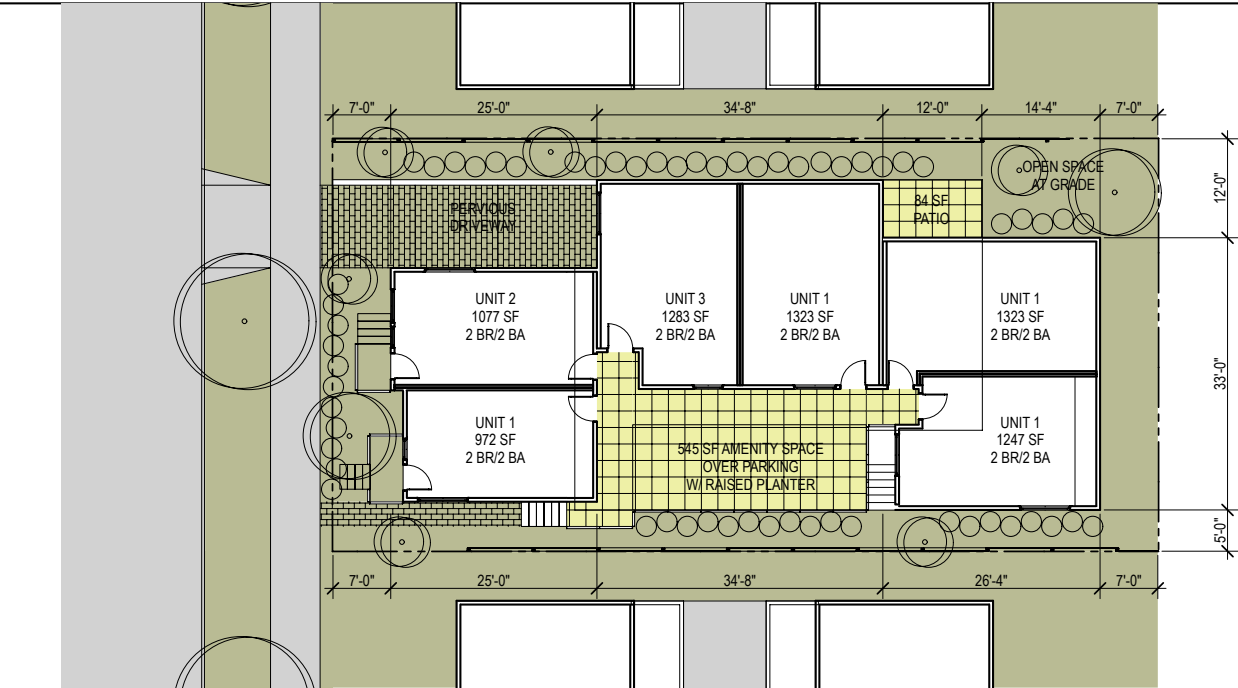
- COST FACTORS:**
- The primary cost factor in this scheme is structured parking. Providing quality open space on top of the parking and burying the parking below grade adds cost, but this can be compensated for by creating additional units.
 - Providing sustainable systems such as solar for hot water and green roofs adds cost at the time of construction.

- EVALUATION:**
- Utilizing FAR, reduced setbacks and green factor creates more flexibility and as a result should enable a greater variety of housing. With this flexibility, this L3 site achieves the density goal of the current code, greater than the autocourt typology.
 - The increased density achievable because of flexibility may cover the cost required for partially below grade parking
 - Green Factor of 0.6 is very problematic. The table scores shrubs to closely to trees and does not account for the positive effect of trees to define space, provide fruit and shade. Green roofs become mandatory under the proposed code if you do not choose to use vegetated walls. In this scheme, we see almost the entire roof covered with green roof in order to preserve some usable ground surface.
 - With structured parking, the large prescribed area for trash, etc. can only be located in the garage.
 - All roof types should qualify for the additional 5 feet of height in Lowrise 3. In addition, height should be measured from the top of the partially below grade parking structure, or the FAR incentive for parking 4 feet below grade will not be used.

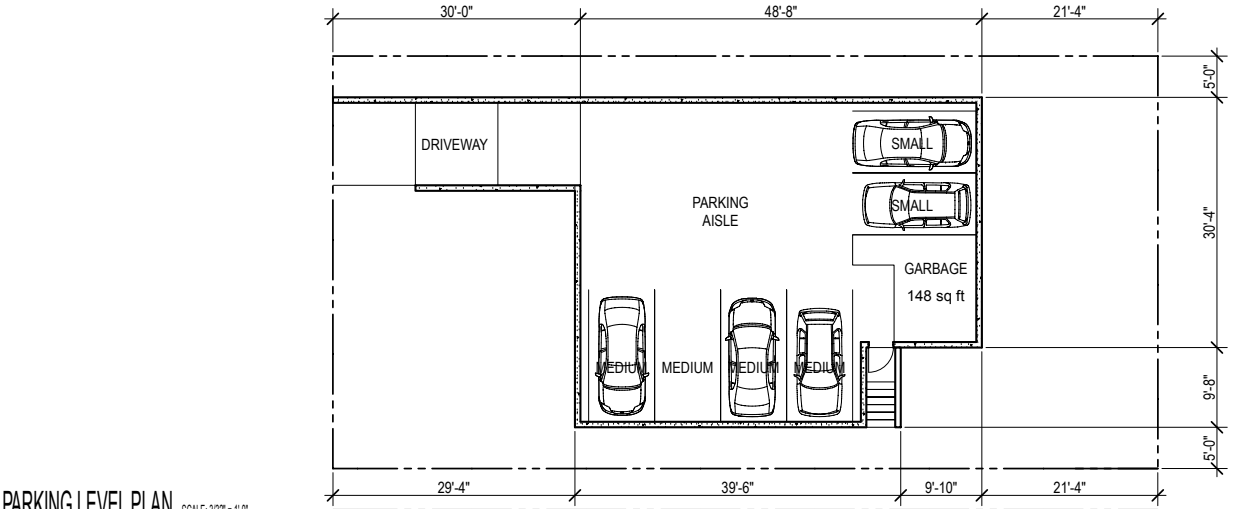
GREEN FACTOR				
LANDSCAPE ELEMENT	NUM	AREA (SF)	FACTOR	TOTAL
LANDSCAPED AREA W/ SOIL DEPTH LESS THAN 24"		0	0.1	0.0
LANDSCAPED AREA W/ 24" OF SOIL OR GREATER	1832		0.6	1099.2
BIORETENTION FACILITIES	0		1.0	0.0
GROUND COVERS OR PLANTS LESS THAN 2' AT MATURITY	1832		0.1	183.2
SHRUBS OR PERENNIALS 2'+ AT MATURITY	944		0.3	283.2
NUMBER OF SMALL TREES	0	50	0.3	0.0
NUMBER OF SMALL/MEDIUM TREES	6	100	0.3	180.0
NUMBER OF MEDIUM/LARGE TREES	2	150	0.4	120.0
NUMBER OF LARGE TREES	1	200	0.4	80.0
NUMBER OF LARGE TREES PRESERVED			0.8	0.0
GREEN ROOF BETWEEN 2" AND 4" OF GROWTH MEDIUM			0.4	0.0
GREEN ROOF OF AT LEAST 4" OF GROWTH MEDIUM	1356		0.7	949.2
VEGETATED WALLS			0.7	0.0
APPROVED WATER FEATURES			0.7	0.0
PERMEABLE PAVING OVER BETWEEN 6" AND 24" OF SOIL OR GRAVEL	371		0.2	74.2
PERMEABLE PAVING OVER AT LEAST 24" OF SOIL OR GRAVEL			0.5	0.0
STRUCTURAL SOIL SYSTEMS			0.2	0.0
BONUS				
DROUGHT TOLERANT OR NATIVE PLANT SPECIES	1000		0.1	100.0
LANDSCAPED AREA + 50% IRRIGATION BY HARVESTED RAINWATER			0.2	0.0
LANDSCAPING VISIBLE FROM RIGHT OF WAY OR PUBLIC OPEN SPACES	600		0.1	60.0
LANDSCAPING IN FOOD CULTIVATION			0.1	0.0
GREEN FACTOR NUMERATOR				3129.0
PARCEL SIZE				5000
TOTAL GREEN FACTOR				0.63



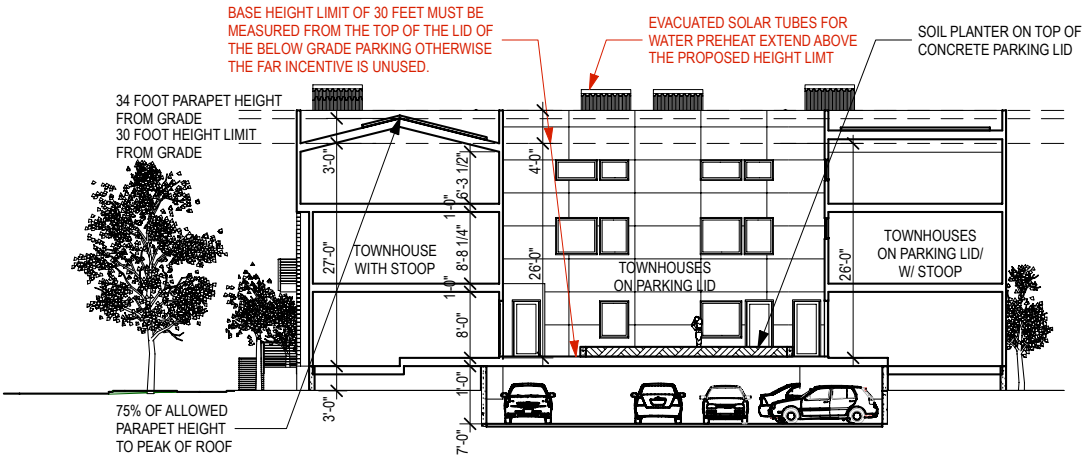
CROSS SECTION SCALE: 3/32" = 1'-0"



SITE PLAN SCALE: 3/32" = 1'-0"



PARKING LEVEL PLAN SCALE: 3/32" = 1'-0"



LONGITUDINAL SECTION SCALE: 3/32" = 1'-0"



STREET VIEW



STREET VIEW



BIRDS EYE VIEW

PROJECT DATA	
COMPONENT	AMOUNT
LOT SIZE	7200
FAR	1.69
NUMBER OF UNITS	21
TOTAL GROSS SQUARE FOOTAGE	12582
NUMBER OF PARKING STALLS	16
TYPE OF PARKING	COVERED, PARTIALLY BELOW GRADE
OPEN SPACE TOTAL (5% of gross floor area required)	1300
AMENITY SPACE SQUARE FOOTAGE	1954
GREEN FACTOR (attach calculations)	0.6
LOT COVERAGE (SF)	63.0%
BUILDING HEIGHT/ROOF PEAK (+4' for parapet)	34'-5 1/2"
IMPERVIOUS SURFACE	75%
OPEN SPACE/LOT SIZE RATIO	18.0%
UNIT DENSITY (UNITS PER LOT AREA)	1 UNIT/ 342SF

ENABLING FACTORS:

- 20% reduction of parking plus one more car sharing (ideal for workforce housing) improves density/parking equation.
- This scheme takes advantage of the height bonus for affordable housing and sustainable construction making the
- Parking does not count toward FAR because it is partially below grade.

GATING MECHANISMS:

- Parking count is the limiting factor, which is constrained by the size of the site.
- If this project were located in a urban center and did not have parking, this project could be up to 28 units--a better density for workforce housing.

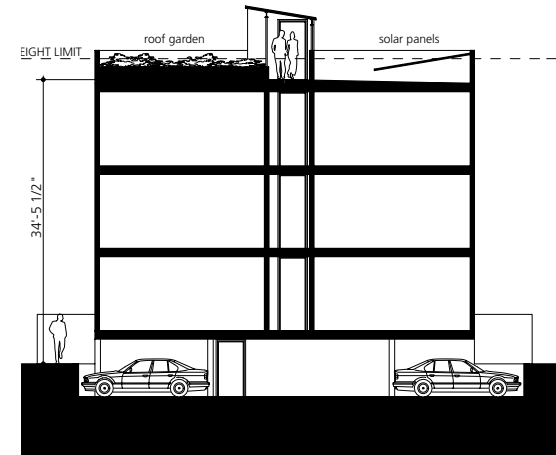
COST FACTORS:

- The primary cost factor in this scheme is the structured parking.

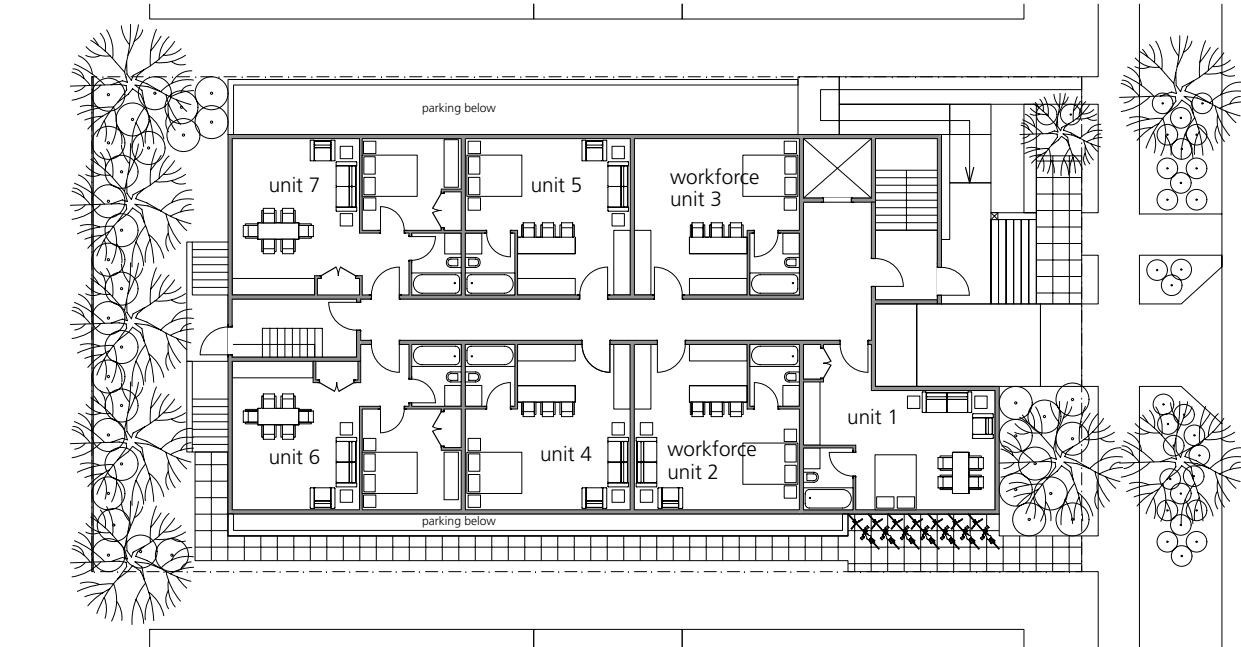
EVALUATION:

- FAR limits will allow greater density, and more flexibility for housing, rather than units per square foot of lot size.
- In order to attain a .6 green factor, vegetated walls must be used, however from a practical standpoint, the vegetated walls would probably not survive along the side yards.
- The height bonus is a huge practical benefit, allowing partially below grade parking and an additional 7 units to offset the cost. If the city would like to create incentives for both density and screened parking, the bonus is effective. The 37' height limit would not allow 4 story buildings, even with below grade parking.
- By eliminating the restriction of two-thirds of the amenity space at grade, there is more incentive to use the roof plane as amenity space/garden/patio, which is a very sensible tactic for creating community space for apartment flats.

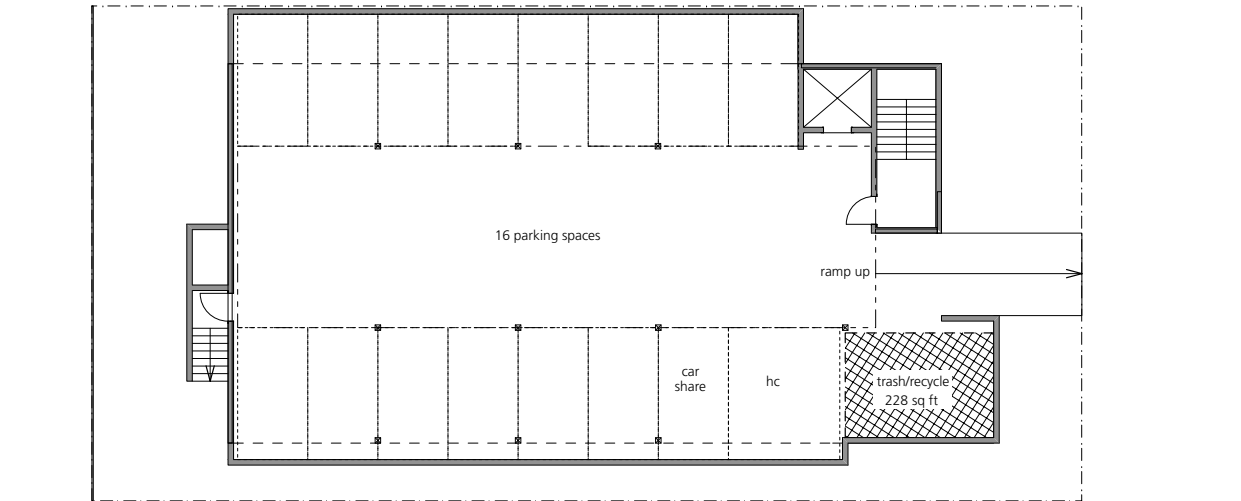
GREEN FACTOR				
LANDSCAPE ELEMENT	NUM	AREA (SF)	FACTOR	TOTAL
LANDSCAPED AREA W/ SOIL DEPTH LESS THAN 24"	0	0.1	0.0	
LANDSCAPED AREA W/ 24" OF SOIL OR GREATER	1413	0.6	847.8	
BIORETENTION FACILITIES	0	1.0	0.0	
GROUND COVERS OR PLANTS LESS THAN 2' AT MATURITY	1413	0.1	141.3	
SHRUBS OR PERENNIALS 2' + AT MATURITY	748	0.3	224.3	
NUMBER OF SMALL TREES	0	50	0.3	0.0
NUMBER OF SMALL/MEDIUM TREES	1	100	0.3	30.0
NUMBER OF MEDIUM/LARGE TREES	8	150	0.4	480.0
NUMBER OF LARGE TREES	0	200	0.4	0.0
NUMBER OF LARGE TREES PRESERVED			0.8	0.0
GREEN ROOF BETWEEN 2" AND 4" OF GROWTH MEDIUM			0.4	0.0
GREEN ROOF OF AT LEAST 4" OF GROWTH MEDIUM	1361	0.7	952.7	
VEGETATED WALLS	1767	0.7	1236.9	
APPROVED WATER FEATURES	72	0.7	50.4	
PERMEABLE PAVING OVER BETWEEN 6" AND 24" OF SOIL OR	0	0.2	0.1	
PERMEABLE PAVING OVER AT LEAST 24" OF SOIL OR GRAVEL	100	0.5	50.0	
STRUCTURAL SOIL SYSTEMS	0	0.2	0.0	
BONUS				
DROUGHT TOLERANT OR NATIVE PLANT SPECIES	1000	0.1	100.0	
LANDSCAPED AREA > 50% IRRIGATION BY HARVESTED RAIN	986	0.2	197.2	
LANDSCAPING VISIBLE FROM RIGHT OF WAY	250	0.1	25.0	
LANDSCAPING IN FOOD CULTIVATION	0	0.1	0.0	
GREEN FACTOR NUMERATOR				4336.6
PARCEL SIZE				7200
TOTAL GREEN FACTOR				0.60



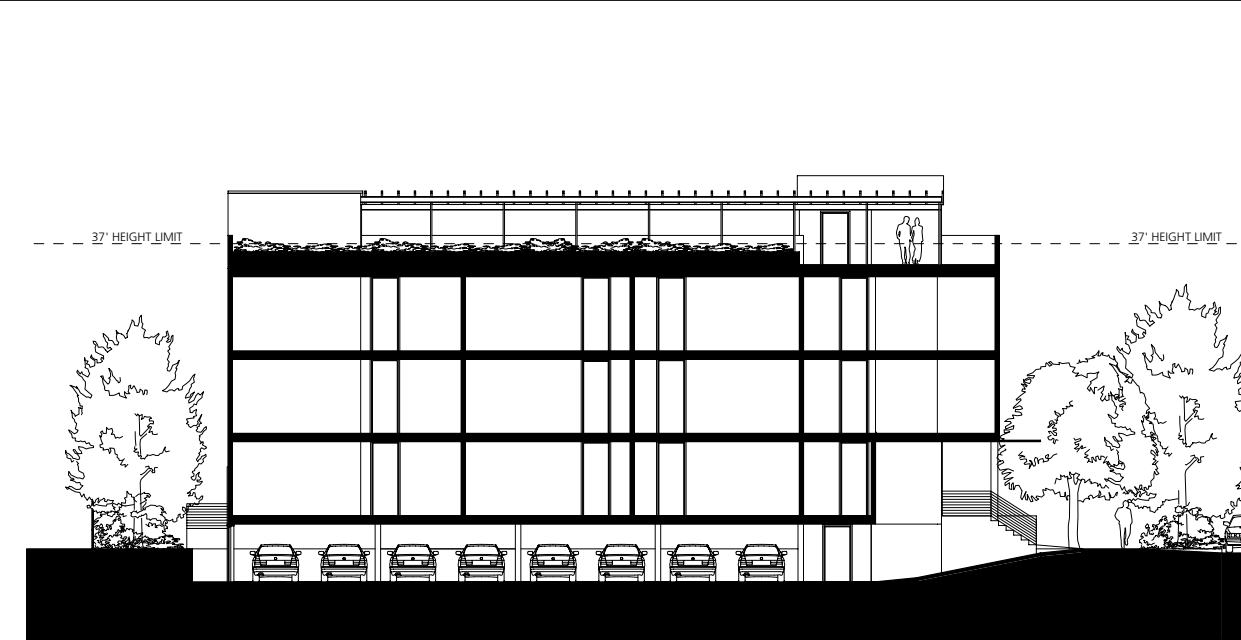
CROSS SECTION SCALE: 3/32" = 1'-0"



SITE PLAN SCALE: 3/32" = 1'-0"



PARKING PLAN SCALE: 3/32" = 1'-0"



LONGITUDINAL SECTION SCALE: 3/32" = 1'-0"



FRONT VIEW



FRONT VIEW



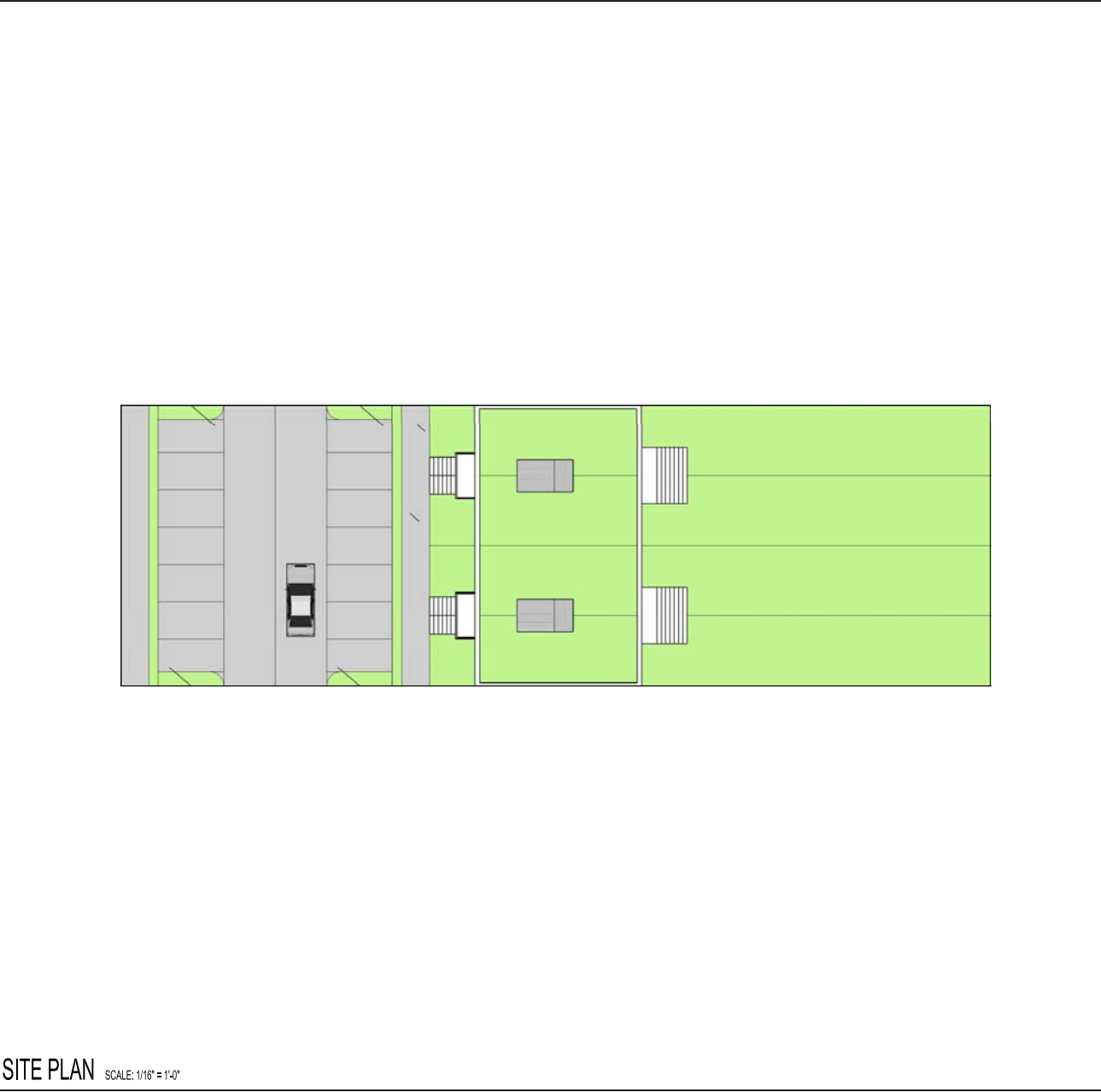
BIRDS EYE VIEW

PROJECT DATA	
COMPONENT	AMOUNT
LOT SIZE	6000
FAR	1.10
NUMBER OF UNITS	8
TOTAL GROSS SQUARE FOOTAGE	8500
NUMBER OF PARKING STALLS	7
TYPE OF PARKING	STREET
OPEN SPACE TOTAL	5700
OPEN SPACE AT GRADE	3700
OPEN SPACE ABOVE GRADE	2000
AMENITY SPACE SQUARE FOOTAGE	0
GREEN FACTOR (attech calculations)	XXX
LOT COVERAGE (SF)	37.7%
BUILDING HEIGHT/ROOF PEAK	39'-0"
IMPERVIOUS SURFACE	0
OPEN SPACE/LOT SIZE RATIO	95.0%

GREEN FACTOR				
LANDSCAPE ELEMENT	NUM	AREA (SF)	FACTOR	TOTAL
LANDSCAPED AREA W/ SOIL DEPTH LESS THAN 24"			0.1	0.0
LANDSCAPED AREA W/ 24" OF SOIL OR GREATER		4100	0.6	2460.0
BIORETENTION FACILITIES		0	1.0	0.0
GROUND COVERS OR PLANTS LESS THAN 2' AT MATURITY		0	0.1	0.0
SHRUBS OR PERENINIALS 2'- AT MATURITY		800	0.3	240.0
NUMBER OF SMALL TREES	5	50	0.3	75.0
NUMBER OF SMALL/MEDIUM TREES	2	100	0.3	60.0
NUMBER OF MEDIUM/LARGE TREES		150	0.4	0.0
NUMBER OF LARGE TREES		200	0.4	0.0
NUMBER OF LARGE TREES PRESERVED			0.8	0.0
GREEN ROOF BETWEEN 2" AND 4" OF GROWTH MEDIUM			0.4	0.0
GREEN ROOF OF AT LEAST 4" OF GROWTH MEDIUM		1800	0.7	1260.0
VEGETATED WALLS			0.7	0.0
APPROVED WATER FEATURES			0.7	0.0
PERMEABLE PAVING OVER BETWEEN 6" AND 24" OF SOIL OR GRAVEL		756	0.2	151.2
PERMEABLE PAVING OVER AT LEAST 24" OF SOIL OR GRAVEL			0.5	0.0
STRUCTURAL SOIL SYSTEMS			0.2	0.0
BONUS				
DROUGHT TOLERANT OR NATIVE PLANT SPECIES		2600	0.1	260.0
LANDSCAPED AREA > 50% IRRIGATION BY HARVESTED RAINWATER			0.2	0.0
LANDSCAPING VISIBLE FROM RIGHT OF WAY OR PUBLIC OPEN SPACES		800	0.1	80.0
LANDSCAPING IN FOOD CULTIVATION			0.1	0.0
GREEN FACTOR NUMERATOR				4586.2
PARCEL SIZE				6000
TOTAL GREEN FACTOR				0.76

CROSS SECTION

SCALE: 3/32" = 1'-0"



SITE PLAN

SCALE: 1/16" = 1'-0"

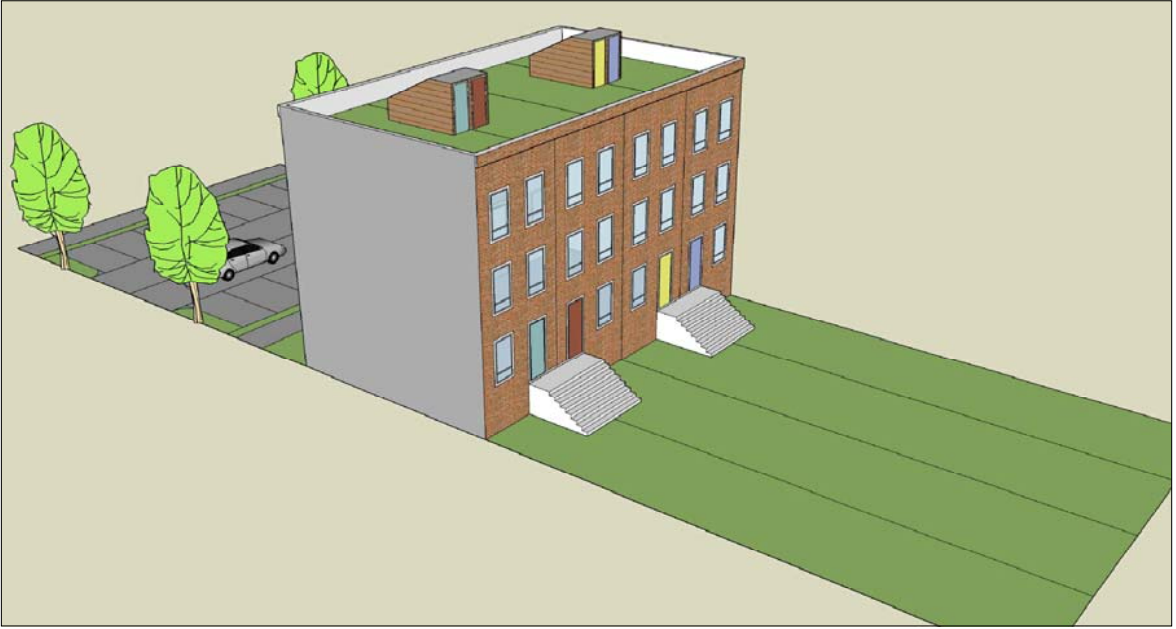
LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"



W12

STREET VIEW



BIRDS EYE VIEW - REAR



BIRDS EYE VIEW - FRONT



BROOKLYN, NY



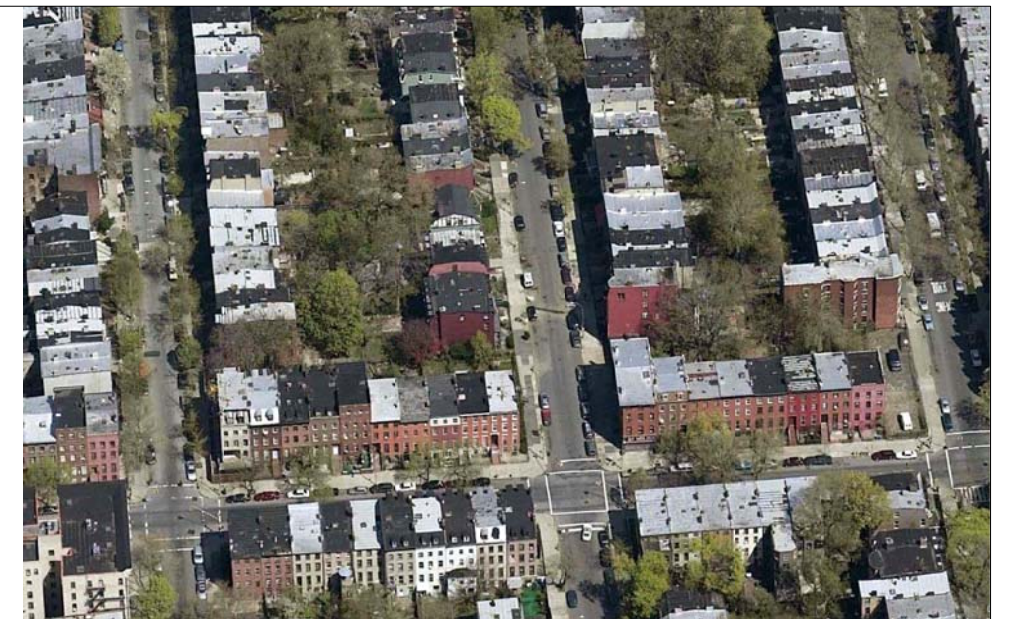
BROOKLYN, NY



SPAIN



LONDON




BROOKLYN, NY



BIRMINGHAM, ENGLAND



SEATTLE, WA



4-PACK

L340' x 100'

PROJECT DATA	
LOT SIZE	4000 sq. ft.
FAR	1.7
NUMBER OF UNITS (PER LOT)	4
TOTAL GROSS SQUARE FOOTAGE	6800 sq. ft.
NUMBER OF PARKING STALLS	5
TYPE OF PARKING	MIXED
OPEN SPACE TOTAL (PER LOT)	1250 sq. ft.
OPEN SPACE AT GRADE (PER LOT)	942 sq. ft.
OPEN SPACE ABOVE GRADE (PER LOT)	308 sq. ft.
AMENITY SPACE SQUARE FOOTAGE	N / A
GREEN FACTOR (attach calculations)	.55
LOT COVERAGE (SF)	55.0%
BUILDING HEIGHT / ROOF PEAK	36'-8"
IMPERVIOUS SURFACE	30.0%
OPEN SPACE / LOT SIZE RATIO	33.0%
UNIT DENSITY (UNITS PER LOT AREA)	1 / XXXX sf. ft.
BLOCK SIZE - 426' x 266' (360' x 200', w/ 66' R.O.W.'s)	113316 sq. ft.
LOTS PER BLOCK	18
UNITS PER ACRE	43
AVERAGE SQ. FOOTAGE (PER UNIT, PER ACRE)	1000 sq. ft.
NUMBER OF PARKING STALLS (ON-SITE, PER LOT)	4
NUMBER OF PARKING STALLS (OFF-SITE, PER LOT)	1
NUMBER OF PARKING STALLS (PER BLOCK)	106



SITE PLAN



BIRD'S-EYE VIEW

ROW HOUSE-BURIED PKG

L360' x 100'

PROJECT DATA	
LOT SIZE	6000 sq. ft.
FAR	1.3
NUMBER OF UNITS (PER LOT)	8
TOTAL GROSS SQUARE FOOTAGE	10300 sq. ft.
NUMBER OF PARKING STALLS	10
TYPE OF PARKING	BURIED
OPEN SPACE TOTAL (PER LOT)	5100 sq. ft.
OPEN SPACE AT GRADE (PER LOT)	2900 sq. ft.
OPEN SPACE ABOVE GRADE (PER LOT)	3200 sq. ft.
AMENITY SPACE SQUARE FOOTAGE	
GREEN FACTOR (attach calculations)	.74
LOT COVERAGE (SF)	51.8%
BUILDING HEIGHT / ROOF PEAK	38'-0"
IMPERVIOUS SURFACE	2%
OPEN SPACE / LOT SIZE RATIO	85%
UNIT DENSITY (UNITS PER LOT AREA)	1 / 1285 sf. ft.
BLOCK SIZE - 426' x 266' (360' x 200', w/ 66' R.O.W.'s)	113316 sq. ft.
LOTS PER BLOCK	12
UNITS PER ACRE	58
AVERAGE SQ. FOOTAGE (PER UNIT, PER ACRE)	750 sq. ft.
NUMBER OF PARKING STALLS (ON-SITE, PER LOT)	8
NUMBER OF PARKING STALLS (OFF-SITE, PER LOT)	2
NUMBER OF PARKING STALLS (PER BLOCK)	136



SITE PLAN



BIRD'S-EYE VIEW

ROW HOUSE-STREET PKG

L360' x 100'

PROJECT DATA	
LOT SIZE	6000 sq. ft.
FAR	1.1
NUMBER OF UNITS (PER LOT)	8
TOTAL GROSS SQUARE FOOTAGE	8500 sq. ft.
NUMBER OF PARKING STALLS	7
TYPE OF PARKING	STREET
OPEN SPACE TOTAL (PER LOT)	5700 sq. ft.
OPEN SPACE AT GRADE (PER LOT)	3700 sq. ft.
OPEN SPACE ABOVE GRADE (PER LOT)	2000 sq. ft.
AMENITY SPACE SQUARE FOOTAGE	
GREEN FACTOR (attach calculations)	.76
LOT COVERAGE (SF)	37.7%
BUILDING HEIGHT / ROOF PEAK	39'-0"
IMPERVIOUS SURFACE	0%
OPEN SPACE / LOT SIZE RATIO	95%
UNIT DENSITY (UNITS PER LOT AREA)	1 / 1060 sf. ft.
BLOCK SIZE - 426' x 266' (360' x 200', w/ 66' R.O.W.'s)	113316 sq. ft.
LOTS PER BLOCK	13
UNITS PER ACRE	58
AVERAGE SQ. FOOTAGE (PER UNIT, PER ACRE)	750 sq. ft.
NUMBER OF PARKING STALLS (ON-SITE, PER LOT)	0
NUMBER OF PARKING STALLS (OFF-SITE, PER LOT)	7
NUMBER OF PARKING STALLS (PER BLOCK)	124



SITE PLAN



BIRD'S-EYE VIEW

ROW HOUSE-TUNNEL PKG

L360' x 100'

PROJECT DATA	
LOT SIZE	6000 sq. ft.
FAR	1.23
NUMBER OF UNITS (PER LOT)	8
TOTAL GROSS SQUARE FOOTAGE	9400 sq. ft.
NUMBER OF PARKING STALLS	6
TYPE OF PARKING	MIXED
OPEN SPACE TOTAL (PER LOT)	3590 sq. ft.
OPEN SPACE AT GRADE (PER LOT)	1550 sq. ft.
OPEN SPACE ABOVE GRADE (PER LOT)	2040 sq. ft.
AMENITY SPACE SQUARE FOOTAGE	N / A
GREEN FACTOR (attach calculations)	.67
LOT COVERAGE (SF)	52.5%
BUILDING HEIGHT / ROOF PEAK	38'-0"
IMPERVIOUS SURFACE	22.0%
OPEN SPACE / LOT SIZE RATIO	62.0%
UNIT DENSITY (UNITS PER LOT AREA)	1 / 1175 sf. ft.
BLOCK SIZE - 426' x 266' (360' x 200', w/ 66' R.O.W.'s)	113316 sq. ft.
LOTS PER BLOCK	12
UNITS PER ACRE	58
AVERAGE SQ. FOOTAGE (PER UNIT, PER ACRE)	750 sq. ft.
NUMBER OF PARKING STALLS (ON-SITE, PER LOT)	4
NUMBER OF PARKING STALLS (OFF-SITE, PER LOT)	2
NUMBER OF PARKING STALLS (PER BLOCK)	88



SITE PLAN

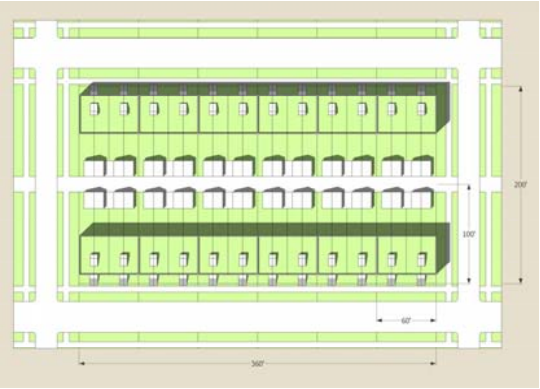


BIRD'S-EYE VIEW

ROW HOUSE-ALLEY PKG

L360' x 100'

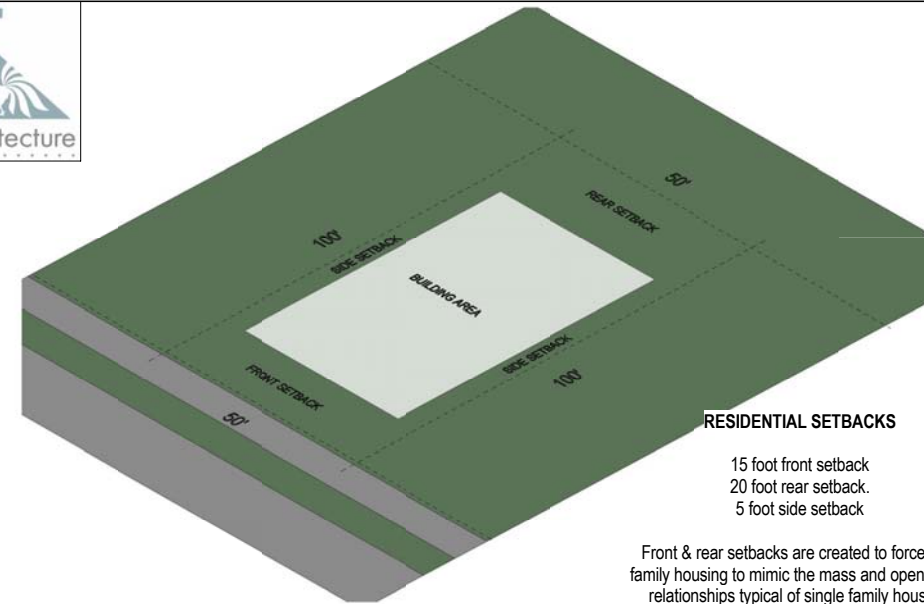
PROJECT DATA	
LOT SIZE	6000 sq. ft.
FAR	1.23
NUMBER OF UNITS (PER LOT)	8
TOTAL GROSS SQUARE FOOTAGE	9400 sq. ft.
NUMBER OF PARKING STALLS	7
TYPE OF PARKING	MIXED
OPEN SPACE TOTAL (PER LOT)	4420 sq. ft.
OPEN SPACE AT GRADE (PER LOT)	2380 sq. ft.
OPEN SPACE ABOVE GRADE (PER LOT)	2040 sq. ft.
AMENITY SPACE SQUARE FOOTAGE	N / A
GREEN FACTOR (attach calculations)	.71
LOT COVERAGE (SF)	52.5%
BUILDING HEIGHT / ROOF PEAK	38'-0"
IMPERVIOUS SURFACE	8.0%
OPEN SPACE / LOT SIZE RATIO	76.0%
UNIT DENSITY (UNITS PER LOT AREA)	1 / 1175 sf. ft.
BLOCK SIZE - 426' x 266' (360' x 200', w/ 66' R.O.W.'s)	113316 sq. ft.
LOTS PER BLOCK	12
UNITS PER ACRE	58
AVERAGE SQ. FOOTAGE (PER UNIT, PER ACRE)	750 sq. ft.
NUMBER OF PARKING STALLS (ON-SITE, PER LOT)	5
NUMBER OF PARKING STALLS (OFF-SITE, PER LOT)	2
NUMBER OF PARKING STALLS (PER BLOCK)	92



SITE PLAN



BIRD'S-EYE VIEW

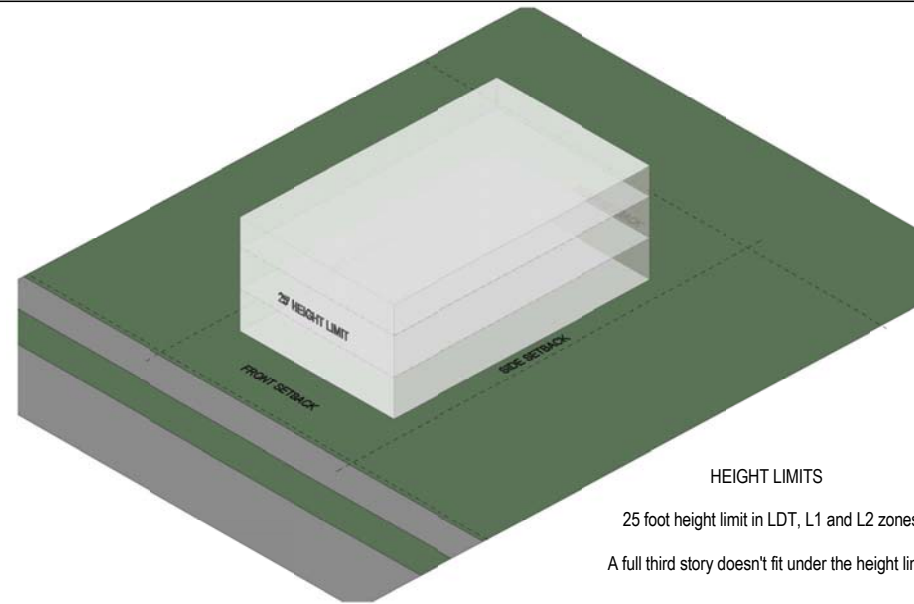


RESIDENTIAL SETBACKS

15 foot front setback
20 foot rear setback.
5 foot side setback

Front & rear setbacks are created to force multi-family housing to mimic the mass and open space relationships typical of single family housing.

① 1 - SETBACKS

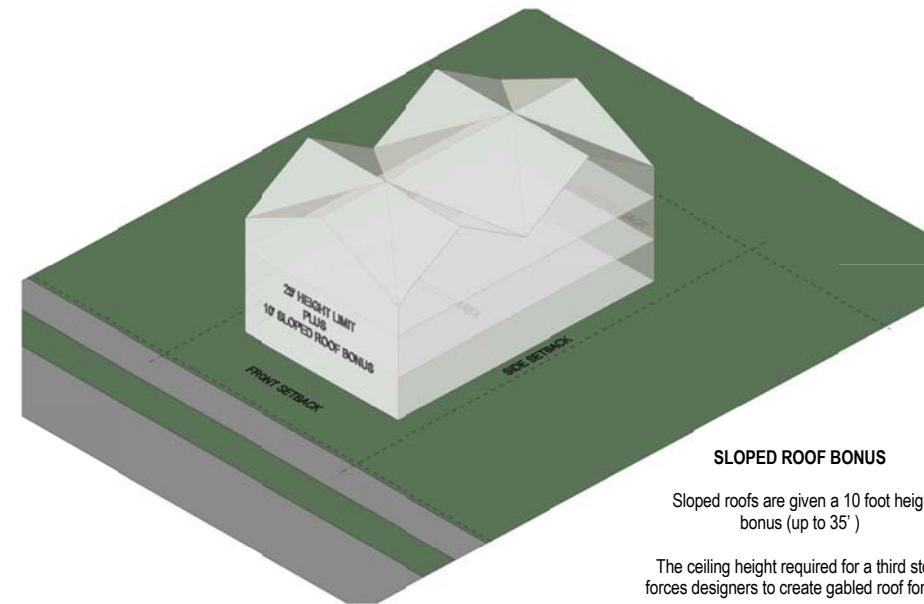


HEIGHT LIMITS

25 foot height limit in LDT, L1 and L2 zones

A full third story doesn't fit under the height limit.

② 2 - 25' HEIGHT LIMIT

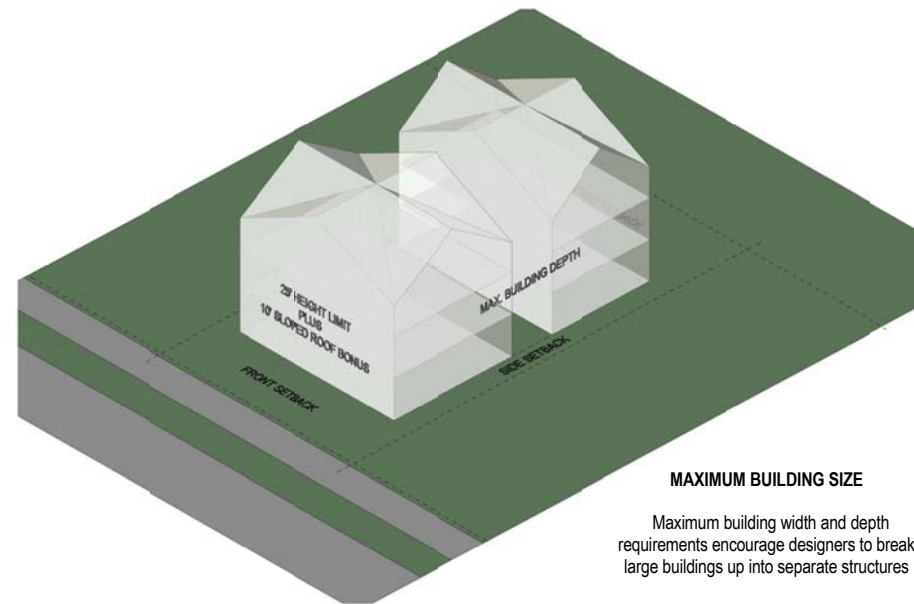


SLOPED ROOF BONUS

Sloped roofs are given a 10 foot height bonus (up to 35')

The ceiling height required for a third story forces designers to create gabled roof forms.

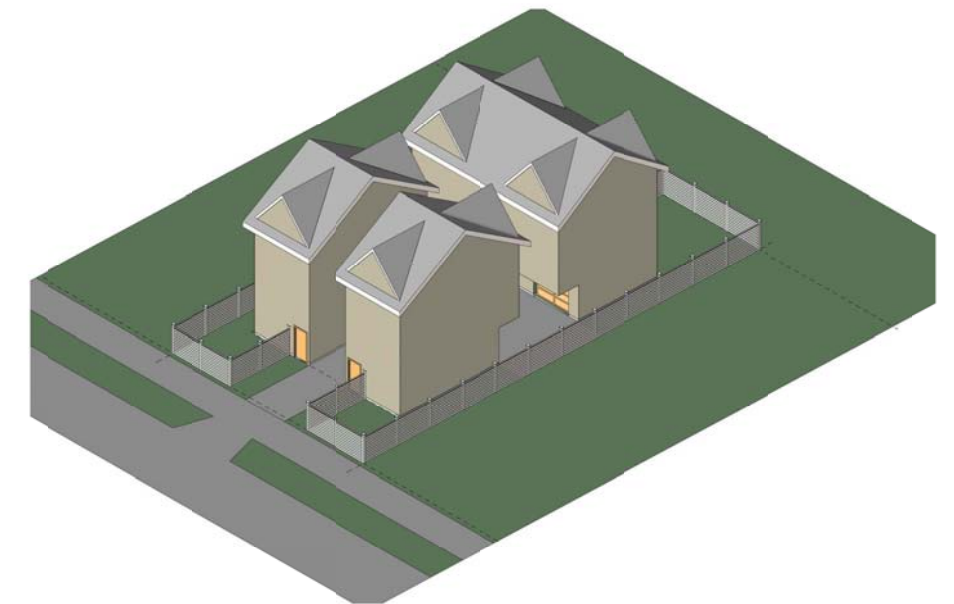
③ 3 - SLOPED ROOF BONUS



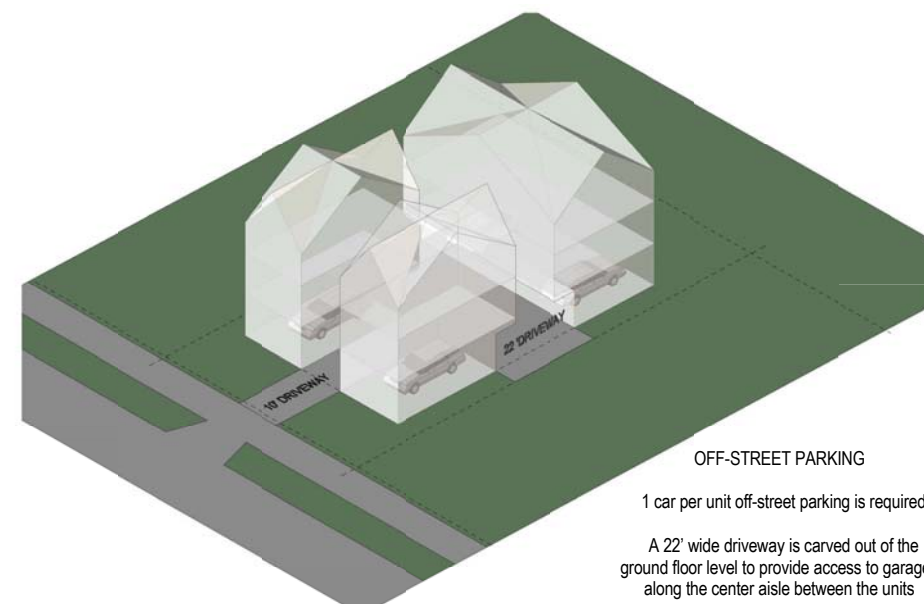
MAXIMUM BUILDING SIZE

Maximum building width and depth requirements encourage designers to break large buildings up into separate structures

④ 4 - MAX BUILDING DEPTH



⑦ 7 - FINISHED 4 PACK

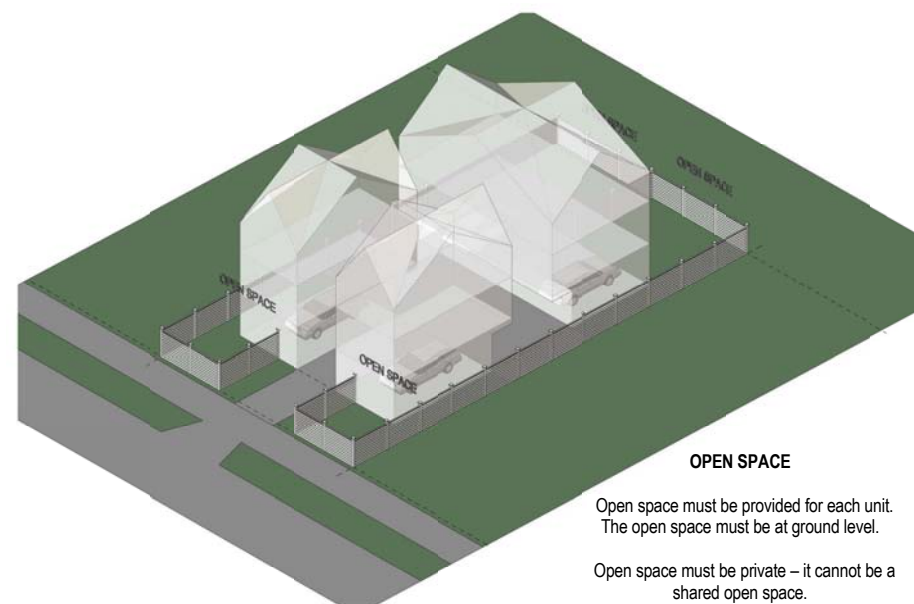


OFF-STREET PARKING

1 car per unit off-street parking is required

A 22' wide driveway is carved out of the ground floor level to provide access to garages along the center aisle between the units

⑤ 5 - PARKING REQUIREMENTS



OPEN SPACE

Open space must be provided for each unit. The open space must be at ground level.

Open space must be private – it cannot be a shared open space.

⑥ 6 - PRIVATE OPEN SPACE

ANATOMY OF A 4 PACK

WHAT'S WRONG WITH THE CURRENT CODE?

Today's code was written in a highly prescriptive manner with a very specific outcome in mind: Multi-family housing that looked compatible with single-family housing.

The actual housing the code produced is of a very different character. The 4-pack was not an anticipated outcome. The 4-pack is a case of good intentions gone awry.

SINGLE FAMILY SETBACKS
+
REQUIRED OPEN SPACE
+
OFF STREET PARKING
+
MULTI-FAMILY DENSITY
+
SEATTLE LOT SIZES
+
NO ALLEY ACCESS

=



These factors taken together create the 4-pack .

Which ones are you willing to change?